

AREA STATEMENT		VERSION NO.: 1.0.66
JHUMRITILAIYA NAGAR PARISHAD		VERSION DATE: 18-10-2023
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: JHUMRITILAIYA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: JNP/BP/0118/W23/2023	PlotSubPlot No: 5832	
Application Type: General Proposal	North: Plot No. - 4.26	
Project Type: Building Permission	South: Plot No. - NING LAKHKARI	
Nature of Development: New	East: Plot No. - SMT. KALSHMATHAPA	
Location of Development Area: Old Area	West: Road Width - 4.26	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 117.49
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	117.49
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		24.75
Total		24.75
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	92.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	117.49
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	117.49
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		82.24
Proposed Coverage Area (47.48 %)		55.79
Total Prop. Coverage Area (47.48 %)		55.79
Balance coverage area (22.51 %)		26.45
FAR CHECK		
Perm. FAR Area (1.500)		176.24
Total Perm. FAR area		176.24
Residential FAR		111.58
Proposed FAR Area		111.58
Total Proposed FAR Area		111.58
Consumed FAR (Factor)		0.95
Balance FAR Area		64.66
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		111.58
ARCHITECT (Regd)	DEEPAK KUMAR SAW	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	KALPANA THAPA	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

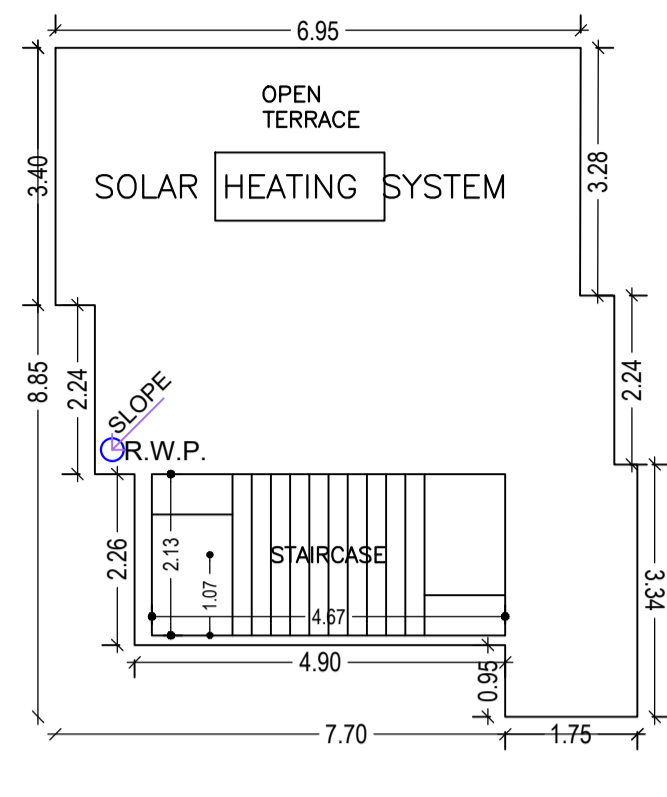
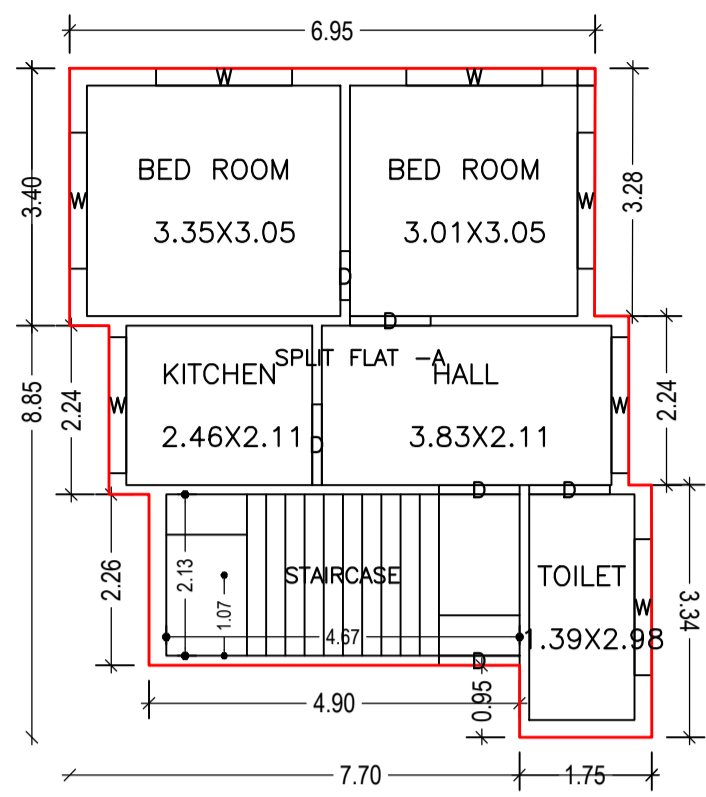
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	55.79	55.79	55.79	55.79
First Floor	55.79	55.79	55.79	55.79
Terrace Floor	0.00	0.00	0.00	0.00
Total :	111.58	111.58	111.58	111.58

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

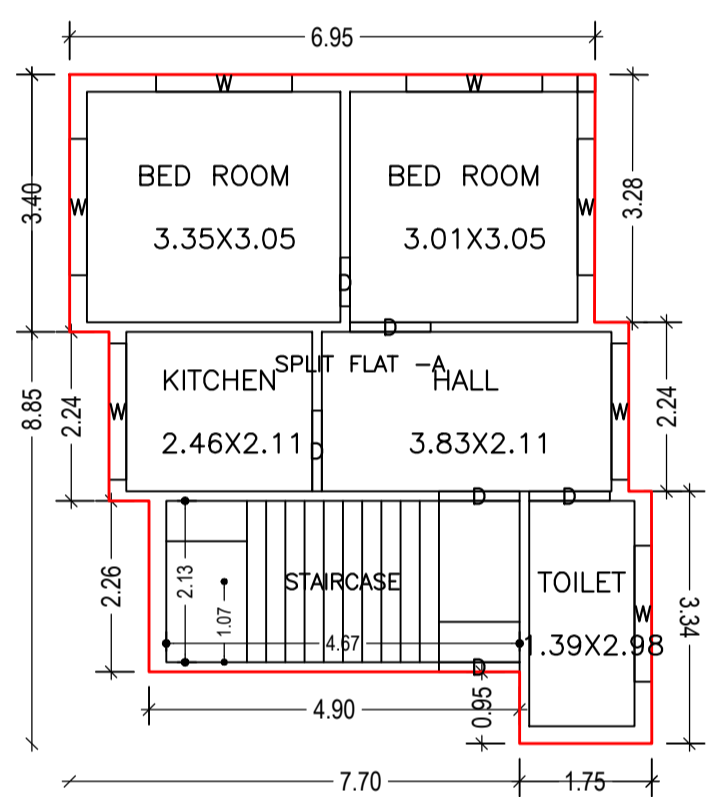
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	111.58	111.58	111.58	111.58	01
Grand Total :	1	111.58	111.58	111.58	111.58	01

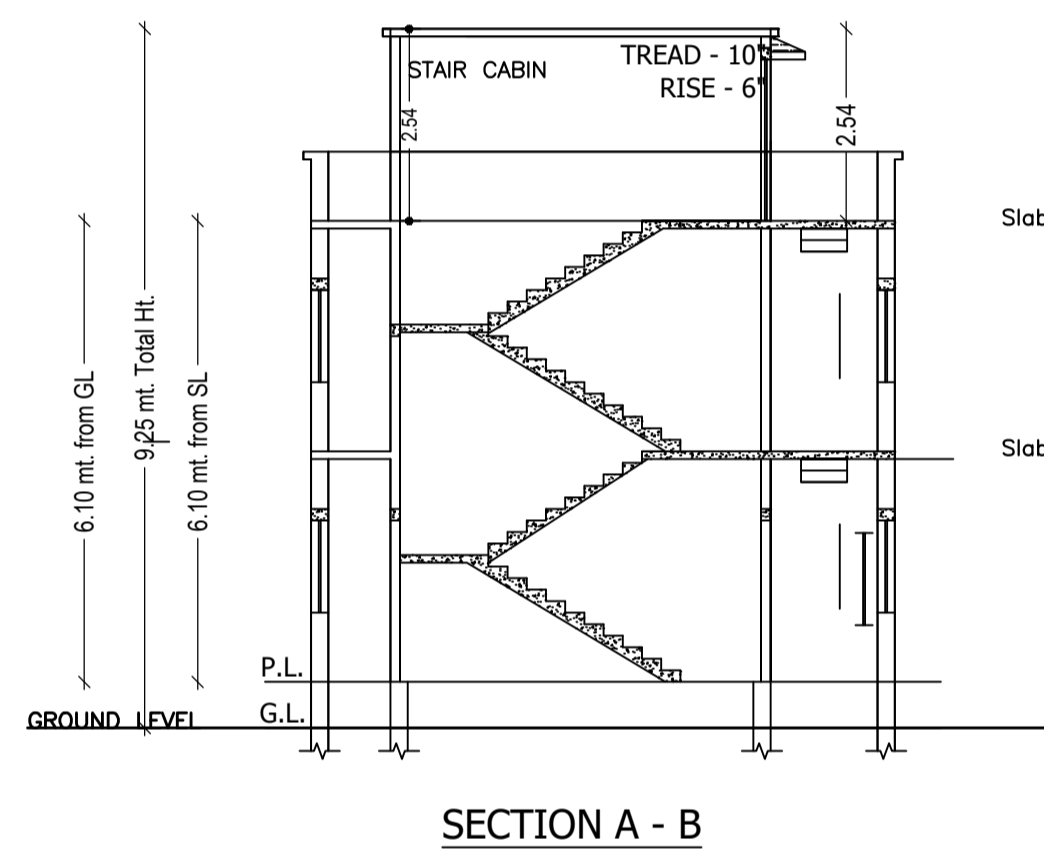


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

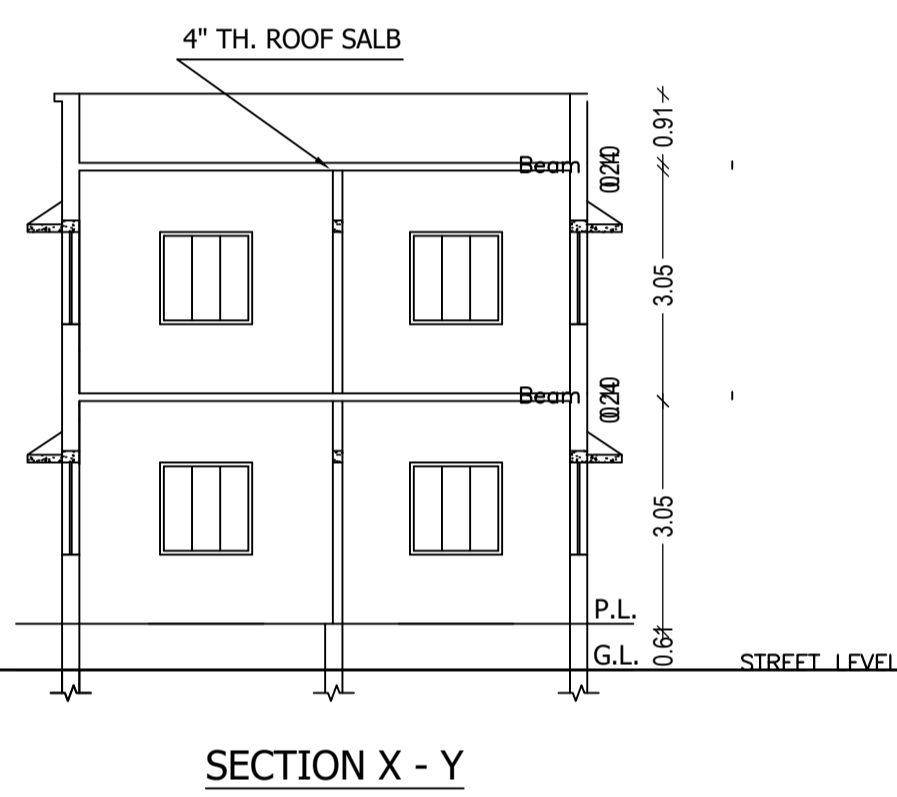
TERRACE FLOOR PLAN (SCALE 1:100)



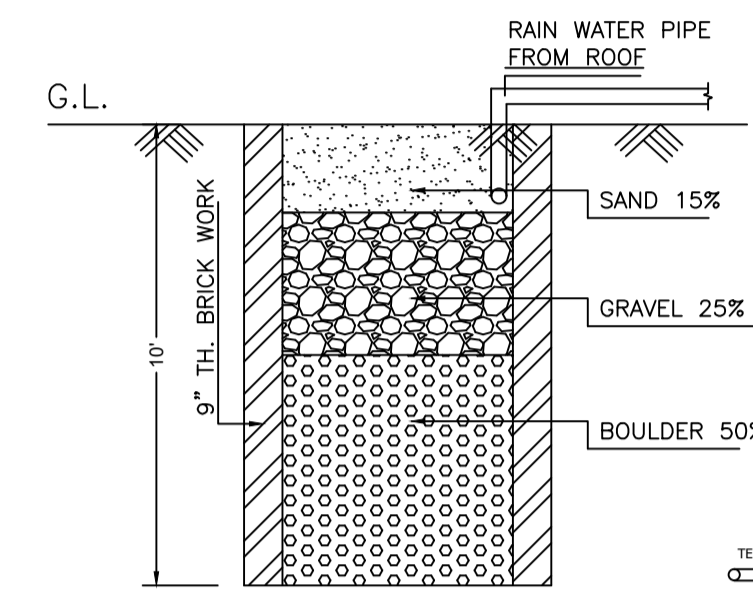
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION A - B

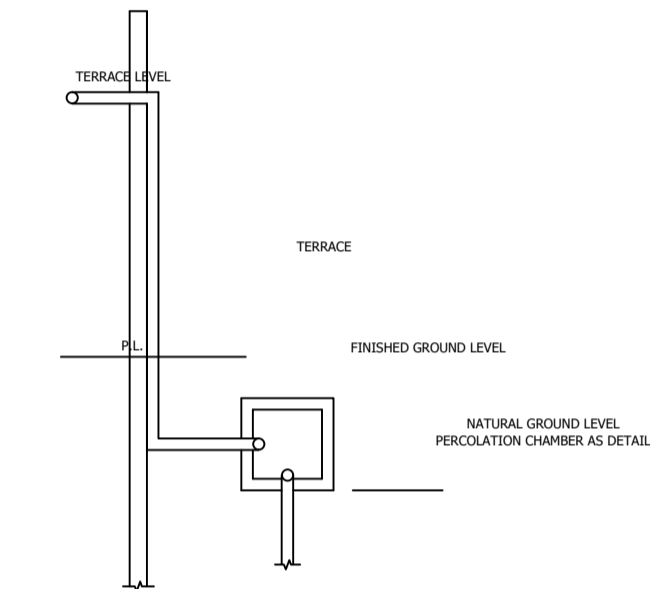


SECTION X - Y

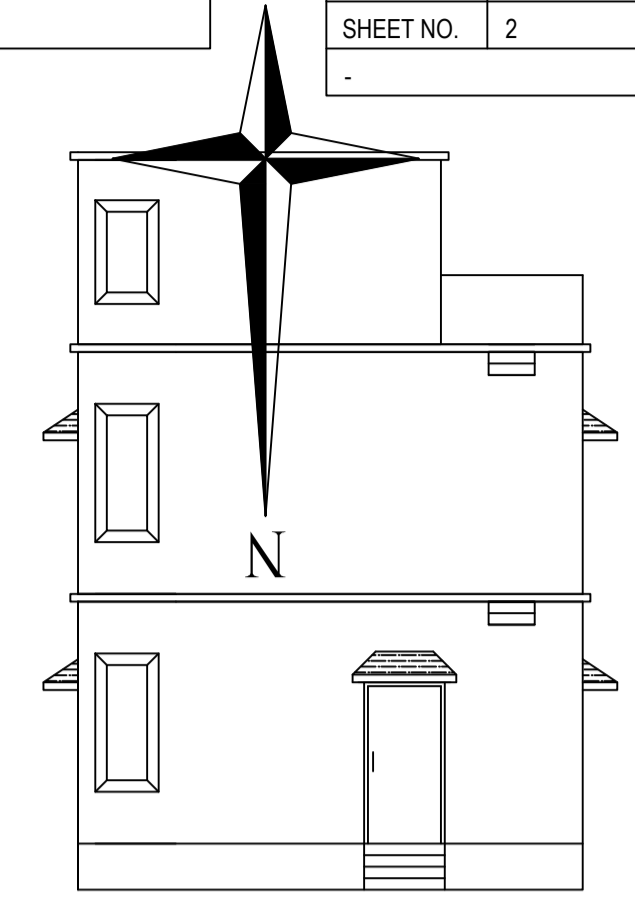


SECTION

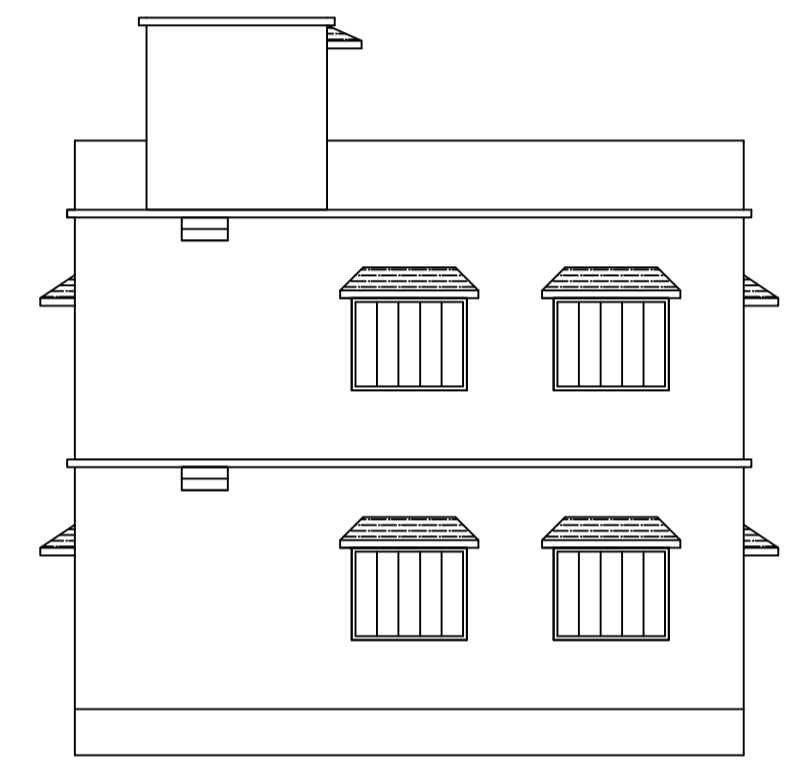
DETAILS DRAWING OF RAIN WATER HARVESTING (SCALE - 1" = 2'-0")



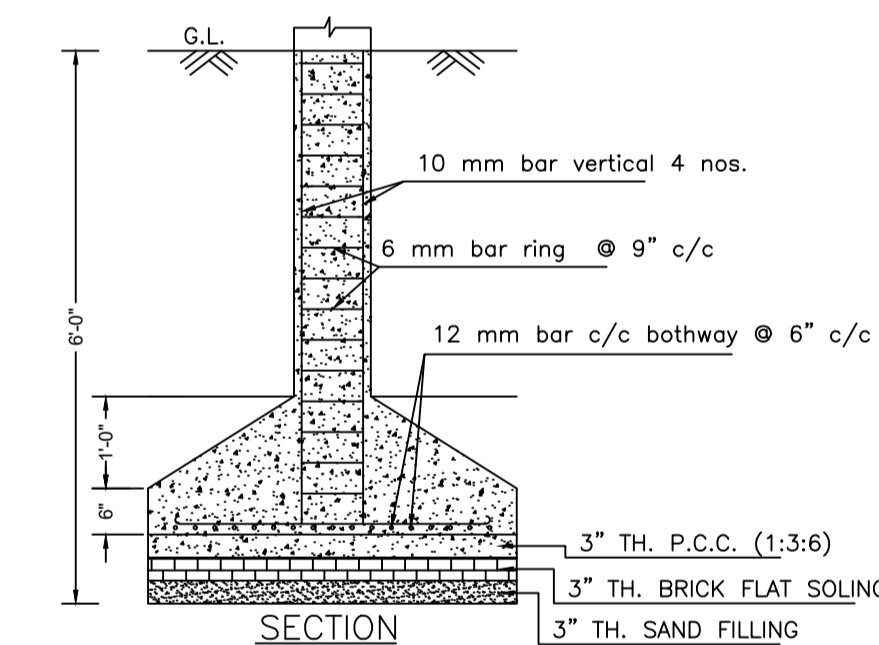
ROOF TOP RAIN WATER COLLECTION SYSTEM (SCALE - 1" = 4'-0")



FRONT ELEVATION

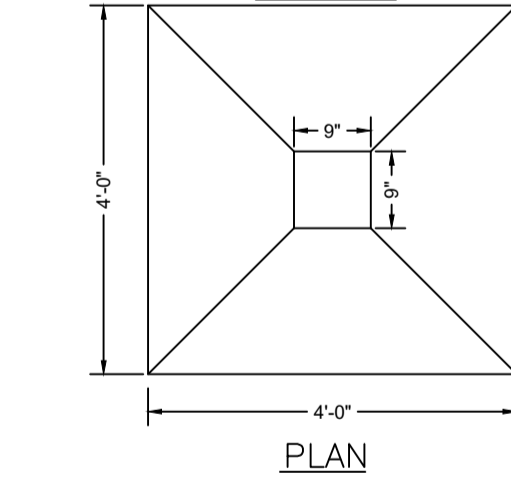


RIGHT SIDE ELEVATION

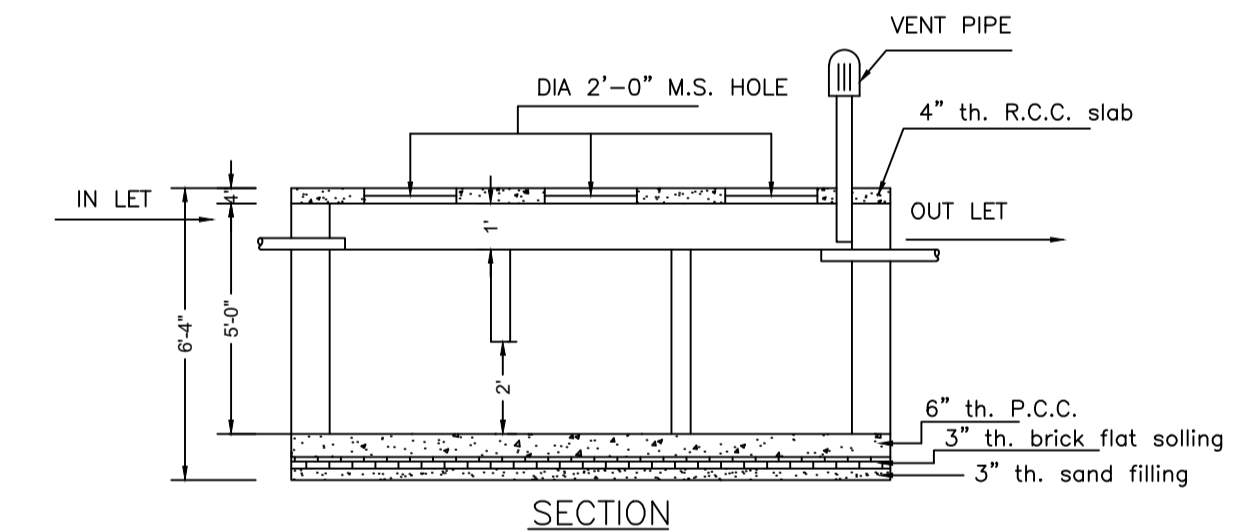


SECTION

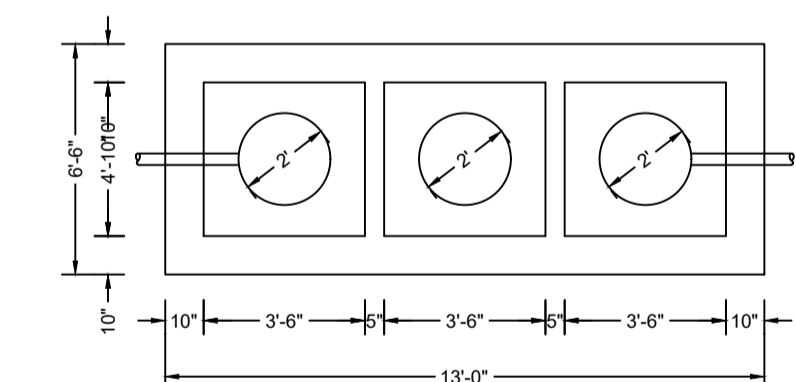
DETAILS OF COLUMN FOUNDATION (SCALE - 1" = 2'-0")



PLAN



SECTION



DETAILS OF SEPTIC TANK (SCALE - 1" = 4'-0")

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	55.79	55.79	55.79	55.79	01
First Floor	55.79	55.79	55.79	55.79	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	111.58	111.58	111.58	111.58	01
Total Number of Same Buildings	1				
Total :	111.58	111.58	111.58	111.58	01

SCHEDULE OF DOOR:

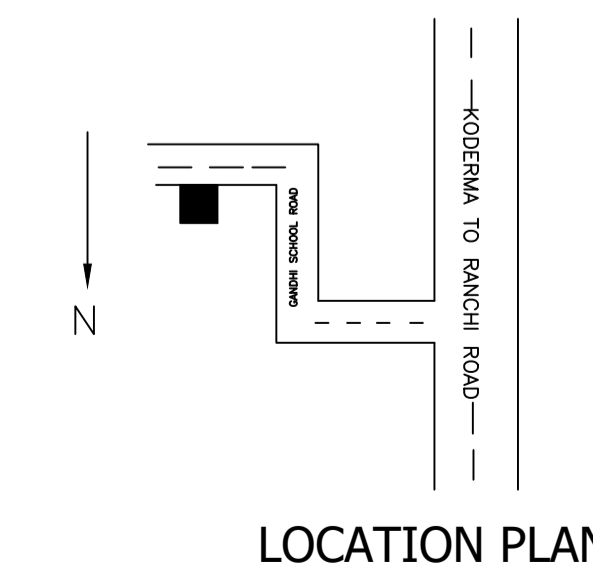
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.65	2.10	02
A (BUILDING)	D	1.07	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

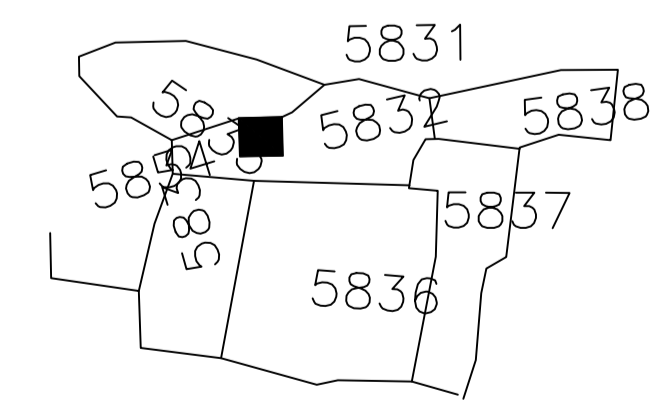
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.80	1.20	14

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT -A	FLAT	111.58	111.47	5	1
FIRST FLOOR PLAN	SPLIT FLAT -A	FLAT	0.00	0.00	5	0
Total:	-	-	111.58	111.47	10	1



LOCATION PLAN



KEY PLAN (SCALE - 1" = 330'-0")

BRIEF SPECIFICATION

FOUNDATION : 6" th. P.C.C. (1:1½:3) foundation bed & first class brick work in cement mortar (1:6) in foundation.

PLINTH : 1½" th. D.P.C. (1:1½:3) all round on the plinth level.

FLOORING : 1½" th. I.P.S./ Marble flooring over 3" th. P.C.C. (1:3:6)

SUPERSTRUCTURE : First class brick work in cement mortar (1:6).

SLAB, BEAM & LINTEL : All R.C.C. works (1:1½:3).

WOOD WORKS : All doors & windows frames of sal wood.

PLASTERING : ½" th. cement plaster (1:6) in both side.

STAIR CASE : RISE - 6" TREAD - 10"

SCHEDULE

C.G.	-	3'-6" X 7'-0"	W	-	5'-0" X 4'-0"
D	-	3'-6" X 7'-0"	W1	-	4'-0" X 4'-0"
D1	-	3'-0" X 7'-0"	W2	-	3'-0" X 4'-0"
D2	-	2'-6" X 7'-0"	V	-	2'-0" X 2'-0"

DETAILS OF AREA

LAND AREA : 121.40 Sq.mtr. (AS PER DEED)
117.49 Sq.mtr. (AS PER SITE)

GROUND FLOOR AREA : 55.79 Sq.mtr.

FIRST FLOOR AREA : 55.79 Sq.mtr.

COVERED AREA : 111.58 Sq.mtr.

F.A.R : 0.95

% OF PLINTH AREA : 47.48 %

TITLE OF DRAWING

PLAN FOR PROPOSED RESIDENTIAL BUILDING DRAWING

OF **SMT. KALPANA THAPA** S/O MADAN KUMAR THAPA

UNDER MOUZA - GUMO, NO. - 12, KHATA NO. - OLD - 330,

PLOT NO. - 5832, DIST. - KODERMA.

SIG. OF OWNER

SIG. OF ENGINEER